DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bradley Smith, Sclater Partners

LOCATION OF PROPOSAL: 300 Bellevue Square

DESCRIPTION OF PROPOSAL: Conversion of the existing 3-story Penney's department store as a single anchor tenant into multi-tenant retail space. The total area of the 3-story building is 198,000 square feet. The project includes conversion of 66,000 square feet of the lowest level from interior tenant space to approximately 35,500 square feet for 65 parking stalls and 30,500 square feet for new retail space. Upper levels will be converted to multiple tenant spaces. The exterior building footprint will not enlarge. Approximately 66,000 square feet of the lower level will be demolished for the lower level work.

FILE NUMBER: 14-142045-LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **March 12, 2015**.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Michael A. Paine
Environmental Coordinator

February 26, 2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

cHamlin 2-26-15

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION
Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
OCT 0 1 2014
Permit Processing

cjh ✓

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Kemper Development Company

Proponent: Sclater Architects

Contact Person: Bradley Smith @ Sclater
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 414 Olive Way #300 Seattle WA 98101

Phone: 206-624-8682

Proposal Title: South Commons Shops

Proposal Location: NE 4th Between Bellevue Way & NE 100th (300 Bellevue Square)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site. attached

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Existing building w/Retail Use is being re-configured from large retailer to several smaller retail stores. Parking for appx 105 cars added
2. Acreage of site: app 2 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None - only interior SF demolished
6. Square footage of buildings to be constructed: None - no new SF
7. Quantity of earth movement (in cubic yards): 326 cu yds. fill / 326 cu yds cut
8. Proposed land use: Retail & Parking
9. Design features, including building height, number of stories and proposed exterior materials: Existing brick building @ appx 55' tall will remain & existing three stories will remain. New openings, awnings & entry @ NE 4th & new sidewalk
10. Other

See application description and plans - Attachment C.

ejh

Estimated date of completion of the proposal or timing of phasing:

Work to be complete June 2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

GeoTech Report & Stormwater management

Geotechnical Report by Hart Crowser dated 9/4/14 - in file.

Stormwater Pollution Prevention Plan SWPPP - dated 8/27/14 - in file

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No → Transportation Analysis Report - dated 12/11/14 - in file

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Two permits have been applied for on this property. One is predominantly interior work & this application attached to permit for exterior work.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review) BZ, BY, LM, LJ, GD
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

3% - all existing grades - no change to slopes

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

GeoTech report indicates combination of fill & glacial till

See geotechnical report of record - in file.

See submitted SWPPP plan of record in file.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

326 cy cut, 326 cy fill

Interior slabs & sidewalk are being removed & replaced. Source of fill will be re-used materials & earthwork supplies

Possible fill material may be obtained offsite. A CSWPPP (Construction Stormwater Pollution Prevention Plan) is required per Bellevue City Code 23.76.090.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No Yes - clearing + grading for the parking lots. Exposed soils are subject to erosion. Temporary erosion control Best Management Practices will be implemented. And recommendations of geotechnical engineer of record - see file. Bellevue City Code 23.76.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

98%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

On-site Best practices as required by permits provided by contractor

Recommendation of geotechnical engineer of record - See file

See #f. above. Bellevue City Code 23.76 Clear/Grade Code.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical exhaust from interior spaces. proposal includes a grocer where food/cooking exhaust.

During construction, emissions from motorized equipment and vehicles could occur, as well as dust during grading.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Filtering of food/cooking as required by code would be required (if needed) in future tenant permits

Construction dust suppressant measures per Bellevue City Code 23.76.

ijh

3. **WATER**

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No ✓

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No material discharged to ground ✓

ish ✓

c. Water Runoff (including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Landscaping will be increased e sidewalks. Surface water will discharge to openings e landscape * to City Storm systems

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None Recommendations per Stormwater Pollution Prevention Plan of record - in file. Requirements of the Utilities Department per Bellevue City Code 24.06 Utility Code.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [ ] evergreen tree: fir, cedar, pine, other
- [ ] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

(12) trees removed of surface vegetation/shrubs

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Add'l landscaping of "green walls" are proposed.

Green screens - including south elevation.
Planting adjacent to buildings
Continuous planting strips + street trees per Land Use Code 20.25A.040.

5. **ANIMALS**

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other: birds

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None

New landscaping will provide habitat for birds and small urban animals, i.e. moles, squirrels.

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric & Natural gas exist @ site & will be used for heating & cooling

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

New & updated equipment which is more energy efficient & roof insulation increased over existing

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

(1) Describe special emergency services that might be required.

N/A

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Construction operations on temporary basis
Traffic and construction activity.

cjh ✓

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction — Temporary construction noise - per hours dictated by Bellevue City Code 9.18 Noise Ordinance

Permanent vehicular noise associated with new parking area adjacent to grocery store

(3) Proposed measures to reduce or control noise impacts, if any:

Work during approved hours by City. Standard sound muffling equipment will reduce noise and specific hours of construction per Bellevue City Code 9.18 Noise ordinance.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Retail @ current site

b. Has the site been used for agriculture? If so, describe.

Prior to appx 40 year ago was agriculture

c. Describe any structures on the site.

Site is existing Bellevue Square Mall consisting of two-story retail buildings & parking garages

d. Will any structures be demolished? If so, what?

None — Interior demolition 1st floor for new parking area and grocery store.

e. What is the current zoning classification of the site?

CBD-MU / Perimeter C

f. What is the current comprehensive plan designation of the site?

CBD-MU / Downtown plan

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Workers = 300 appx

j. Approximately how many people would the completed project displace?

Workers = 300 appx

k. Proposed measures to avoid or reduce displacement impacts, if any:

Replacing current retail shops w/ new retail shops - similar work skills

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Enhancement of NE 4th. Provision of grocer services to adjacent residential is compatible w/ code goals of MU district.

cjh

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
appx 55 @ parapet + 65 @ skylights ✓

b. What views in the immediate vicinity would be altered or obstructed?
None - no increase in hts & skylight located "north" in project ✓

c. Proposed measures to reduce or control aesthetic impacts, if any:
Existing blank facades are being animated & add'l features added as required by City guidelines ✓ per Land Use Code 20.25A

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None

d. Proposed measures to reduce or control light or glare impacts, if any:
None

Cut off shields to prevent offsite light + glare impacts from this project per Land Use Code 20.20.522.

cjh ✓

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Downtown Park

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Retail @ ground floor will provide services to Downtown park users. Food & drink.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation → See City of Bellevue Transportation Memo dated 2/10/15 — see Attachment B

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Site near Bellevue Way & 100th NE. Lies directly on NE 4th St. Site gains primary access from NE 4th St

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Bus stops @ Bellevue Way & NE 4th

c. How many parking spaces would be completed project have? How many would the project eliminate?

appx 65 added -0- displaced/eliminated

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

See traffic analysis report and City of Bellevue Transportation memo attached.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic model has been provided to city as part of permit indicating trip runs

g. Proposed measures to reduce or control transportation impacts, if any:

See traffic analysis report and City of Bellevue Transportation memo attached

Parking is "hidden" inside building - compatible w/ desired City guidelines & plans for Downtown

Right-of-Way Use Permit per Bellevue City Code 14.30.

cjh

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No more than existing

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
(no septic)

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Same utilities as above

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... (Bad Smith Sulatter Architect)

Date Submitted..... 8 Sept '14

Attachment A

CERTIFICATE OF CONCURRENCY

SOUTH COMMONS SHOPS

This certificate documents the Transportation Department Director's decision that the development project at 300 Bellevue Square (File No. 14 142045 LM) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 59 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. A building permit application (File No.14 140872 BY) was filed for the project on September 9, 2014. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).

Director, Transportation Department

2/26/15

Date

Certificate No. 90

Attachment B

IV. STATE ENVIRONMENTAL POLICY ACT

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. South Commons Shops lies within MMA # 3, which has a 2024 total growth projection of 1,246,935 new gross square feet (GSF) of retail. This development proposes 33,900 GSF of supermarket. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 59 new p.m. peak hour trips, with credit for removal of existing uses. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, one system intersection received more than 20 p.m. peak hour trips. Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated July 21, 2011. A concurrency determination will be issued on the date of issuance of the land use decision. Projects that comply with the Traffic Standards Code will receive a Certificate of Concurrency. See Attachment A for this certificate.

The concurrency determination is reserved to this project at the land use decision date.

The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.010.D).

Short Term Operational Impacts and Mitigation

City staff directed the applicant's traffic consultant, TDA, Inc. to analyze the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis, dated December 11, 2014, included LOS analysis at nearby intersections, site vehicular and pedestrian circulation, transit availability, and accident history analysis for the past three years. In conjunction with frontage improvements on NE 4th Street and the intersection of NE 4th Street/ 102nd Avenue NE (West Drive) that include ADA ramps upgrade, engineering plans such as civil site plan, with traffic signal, street lighting, street channelization markings and signage plans were submitted.

We do not anticipate any adverse operational impacts due to the proposed development. The TDA, Inc. analysis is available for review in the project file.

SUMMARY OF TECHNICAL REVIEWS

Transportation Department

Site Access
The primary auto and truck access to the proposed development will occur via 102nd Avenue NE (West Drive) off of NE 4th Street.

Street Frontage Improvements
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform with the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7A). The final engineering plans must include a streetlight plan and specifications prepared by a qualified engineer familiar with street lighting and with Bellevue's streetlight requirements. All necessary engineering details, including standard drawings, for any new or relocated streetlight and associated equipment must be included in the final civil engineering plans for the Clearing and Grading Permit.

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where ADA curb ramps are

needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The sidewalk on NE 4th Street fronting the development will be completely removed and reconstructed with a sidewalk width of at least 12 feet, not including the curb. Any planters or tree wells are included in the 12-foot width. The proposal will install new street trees and continuous plating strip along the sidewalk. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling must be used. Such method must be acceptable to the Transportation Department.

4. The applicant is planning to protect the existing curb and gutter during all phases of construction to avoid damage and settlement. Should the curb damaged as determined by the city inspector, the contractor will replace the entire curb and gutter segment within the site's frontage with new curb and gutter consistent with standard drawing TE-10 and associated roadway pavement restoration.

5. A traffic signal plan is required for review and approval due to improvements to the northeast corner of NE 4th Street/ 102nd Avenue NE (West Drive) intersection. This will call for installation of new pedestrian traffic signal poles and realignment of crosswalk. In addition, new traffic signal loops will be installed on north and east leg of the intersection.

6. The design and appearance of the sidewalk and landscaping on NE 4th Street shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four-foot by six-foot tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. Alternative paving samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.

7. Tree wells and other landscaping within the sidewalk on either adjacent city street shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

8. The applicant will be responsible for installing all street channelization and signage that is necessitated by their street frontage improvements on NE 4th Street. A channelization and signage plan must be included as part of clear and grading construction plans.

9. As much as feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

10. Any awning, marquee, balcony, etc. over a public sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement) and must have at least 3 feet horizontal clearance from any streetlight or traffic signal pole. No supports for such features shall be installed in the public sidewalk. No structure will be allowed above a city right of way without a long-term lease of airspace.

11. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-7A. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

12. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

13. Fire standpipes and similar equipment must be outside the public sidewalk, if feasible. If the sidewalk cannot be avoided, then such equipment must meet the requirements for fixed objects and must not be within the pedestrian travel zone.

14. Street furnishings not required by the Transportation Department, such as benches or raised planters, will be allowed with an indemnification agreement making the adjacent property owner responsible for such furnishings. The appearance, style, and location of such features must be acceptable to both the Transportation and Development Services Departments.

15. Per IBC section 3201.4, drains from the building or roof shall not discharge onto a public sidewalk. In addition, treatment of storm water from the site flowing to any city street or public sidewalk shall meet the standards of the Utilities Department.

16. Doors shall not swing out into the public sidewalk area.

17. Vehicle and pedestrian sight triangles shall be achieved per BCC 14.60.240 and 14.60.241, and Design Standards 21 and 22 including consideration of all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

18. As much as feasible, any new manhole lids and other metal covers shall be located outside the tire paths of through lanes on any city street.

Easements
The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city right of way fronting this site.

The applicant shall provide easements to the City for the location of any traffic signal and streetlight facilities which will not be within a public sidewalk and utility easement. This may include above-grade boxes and below-grade vaults between the building and sidewalk or within any private landscape area. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact on those utility easements must be mitigated or easements relinquished.

Holiday Construction & Traffic Restrictions
From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

Use of the Right of Way During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, NE 4th Street has been classified as "Overlay Required." Should

street cuts prove unavoidable or of the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Details of any trench restoration must be shown on the engineering plans.

X. CONDITIONS OF APPROVAL

A. GENERAL CONDITIONS

1. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.
AUTHORITY: BCC 14.30.060
Reviewer: Tim Stever (425) 452-4294

2. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be simultaneously loaded or unloaded in connection with this proposal. No on-street loading, unloading, or garbage pickup will be allowed. The backing of trucks in any street or across any public sidewalk in order to access this site is prohibited.
AUTHORITY: LUC 20.20.590.K.4, BCC 14.60.150
Reviewer: Abdy Farid (425) 452-7698

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access. The applicant will secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, foundation, or demolition permit.
AUTHORITY: BCC 11.70 & 14.30

Reviewer: Tim Stever (425) 452-4294

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs, markings, c-curb, and other features required to control traffic movements.
b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
c) All engineering details for ADA ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) All engineering details for installation or relocation of streetlights and related equipment, as well as the location of street trees.
e) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site.
f) Location or relocation of fixed objects in the sidewalk or near a driveway approach.
g) Trench restoration within any right of way or access easement.
h) Transformers and utility vaults to serve the development shall be placed inside the building or below grade, and not in the main walking path of sidewalks to the extent feasible.
i) Any damage to the site's frontage during the construction must be repaired or replaced as directed by the Transportation Department Construction Inspector.
j) The property owner is responsible for the maintenance of the site's frontage landscaping area unless accepted by the city.
k) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Specific requirements are detailed below.

a) In conjunction with frontage improvements on NE 4th Street a detailed traffic signal plan that will show the new traffic signal pedestrian pushbutton poles and the intersection wiring diagram is required. In addition, street channelization markings and signage are required.
b) Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
AUTHORITY: BCC 14.60; Transportation Department Design Manual
Reviewer: Abdy Farid (425) 452-7698

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance for the above ground building permit will apply.
AUTHORITY: BCC 22.16
Reviewer: Abdy Farid (425) 452-7698

2. BUILDING AND SITE PLANS – TRANSPORTATION
The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate traffic signs, markings, hardware, sidewalk design, and driveway approach design as specified in the civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as required by city code and as shown on the engineering plans.
AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Abdy Farid (425) 452-7698

2. EXISTING EASEMENTS
There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.
AUTHORITY: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294

3. EASEMENTS FOR TRAFFIC SIGNAL, STREET LIGHT BOXES and VAULTS
The applicant shall provide easements to the City for location of traffic signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.
AUTHORITY: BCC 14.60.100
Reviewer: Abdy Farid (425) 452-7698

4. PEDESTRIAN and UTILITIES EASEMENTS
The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city rights of way fronting this site. Documents granting such easements shall be signed by the property owner.
AUTHORITY: BCC 14.60.100
Reviewer: Abdy Farid (425) 452-7698

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. STREET FRONTAGE IMPROVEMENTS
All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not

be accepted in lieu of construction, unless the city requires a delay. Specific requirements include but are not limited to the following:

a) Streetlights shall be located per the approved streetlight plan and street trees shall have the required spacing from the streetlights in order to achieve the required on-street lighting levels.

b) Fixed objects shall be at least ten feet from any driveway edge, as defined by Point A in standard drawing DEV-7A, and at least three feet behind the face of curb, unless the Transportation Department approves less space.

c) Public sidewalks, ramps, and pedestrian pushbuttons shall be ADA compliant.

d) The frontage improvements on NE 4th Street such as sidewalk curb and gutter and roadway median must be constructed or modified per the most recent development standards construction details.

e) Street and sidewalk improvements shall have an acceptable cross slope and shall have adequate provisions for drainage.

f) Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

g) Required traffic signal poles and apparatuses, traffic signs, markings, c-curb and other traffic controls shall be installed.

h) Vehicle and pedestrian sight distance shall be provided per BCC 14.60.240 and 14.60.241. Vertical as well as horizontal line of sight and all fixed objects, structures, and mature landscaping must be considered when checking for sight distance.

i) The proposal shall include new street trees and continuous plating strip along the sidewalk.

AUTHORITY: BCC 14.60.090, 110, 120, 150, 181, 190, 200, 210, 240, 241; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Abdy Farid (425) 452-7698

2. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements, utility installation, or to repair damaged street surfaces shall be provided as follows. On NE 4th Street, any trenching or construction-related street damage will require half street or full street grind and overlay. The exact extent of the pavement restoration will be determined in the Right of Way Use Permit for the development.
AUTHORITY: BCC 14.60.250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

Attachment C

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Bellevue Square – South Commons Shops
Description of Proposal and Design Intent
September 30, 2014

Site Description and Context
The Bellevue Square South Commons Shops project is being proposed at Bellevue Square shopping center site. The proposed project is to convert an existing mall anchor building (JcPenneys) to tenant spaces with an interior mall court. The south side of the site has frontage onto NE 4th Street, the east and west sides have frontage on private drive aisles which access existing parking structures. The north side is connected to the existing mall.

The entire Bellevue Square site is within the Downtown MU land use zoning with Perimeter Design District overlays. The proposed project site lies within the District C overlay. The parcels to the north and south are both zoned the same as the Bellevue Square site. The parcel to the east is in the Downtown O-1 land use zoning and design district D – Downtown Core. The parcels to the west are in Residential land use zoning.

Proposed Project
The Bellevue Square South Commons Shops project will contain multiple retail tenants on the three existing levels of the mall anchor building. The proposal consists of 189,253 Gross Square Feet of area: 144,416 SF of retail space, 12,152 SF of common mall area, 32,685 SF of parking area (ground level only)

The proposed grade-level parking contains 64 parking stalls adjacent to the ground level tenant. The parking area is housed within the existing building structure. Access to the parking will be through the existing drive aisle on the west side of the building. The vehicular access to the site is not affected by this project. There are no proposed modifications to the existing access into the site or traffic patterns at the ground level of the site, or from the existing ROW's (NE 8th, NE 4th, and 100th AVE).

Pedestrian access into the project will be at multiple locations. There will be escalator and elevator access from the existing Levels B & C within Bellevue Square. Elevator and escalator access will also extend to Level A where access to NE 4th Street will be provided through the parking area. An elevator lobby in the parking area will provide elevator access to Levels B and C. There will be direct access into the tenant space at the ground level (Level A) along NE 4th Street. The existing west parking structure and sky bridge will provide another point of direct access to the project at Level B, with elevators connecting to Level A in this location as well.

Skylights are proposed as part of the interior renovation and extension of the mall design. The skylights provide a contemporary design in the continuation of providing natural light into Bellevue Square.

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The proposed project's design has taken careful consideration to the context of the existing Bellevue Square exterior. The skylights are located at the center of the existing building and will have little/no visibility from the exterior. The renovation of the existing exterior of the building will take into consideration both day and night time lighting, landscape elements, pedestrian access and vehicular movement. The proposed parking area will be within the existing building and therefore will be fully screened/hidden from the street by the building envelope walls as encouraged in this design district.

Dimensional Requirements Clarification
For diagrams noted in this text, please refer to the drawings submitted as part of the Design Review Package.

Sub-district C Overlay Parking and Building / Skylight Height: The project proposes the 65' height allowed, plus the additional 15% for the interesting roof form, and architecturally significant feature of the skylight. Per Paragraph D.2 of LUC 20.25A.090 Perimeter Design District, height is allowed at 65', note 2 adds the 15% per features noted. This sets a maximum building height of 74.75'. The lowest grade on the site is along NE 4th St and varies between 135.35' to 141.50'. The height of the skylight ridge is at 212.14'. Using the lowest elevation along NE 4th St of 135.35' the skylight height is 73.79', which still meets the height limit of 74.75'. The skylight is designed to be an extension of the existing skylight to the north and will blend in with the existing form.

Site Area – Project Limits: the project is located on the site known as Bellevue Square. Site area is 35.1 acres. There is no change to the overall site area. Project limits are as shown on the Design Review submittal drawings.

FAR: Parking and ground floor retail are exempt from FAR calculations. Basic FAR is .5. The Maximum FAR is 3.0. The GSF of the mall was last calculated as part of the William Sonoma Expansion (06-122837-LJ) as 1,624,001 GSF Retail. As this project does not change the gross square footage of the existing building, and both the existing use (ground floor retail) and proposed uses (parking and retail at ground floor) are exempt from the FAR, the FAR does not change.

Building type: The proposed project is both retail and parking type per the LUC.

Amenities: City has calculated amenity points over the entire site in the past, and this project intend to follow that precedent. City records indicate 30,483 bonus points remain on the site after the Williams Sonoma project (06-122837-LD). No points are being used for this project as no additional area or change to square footage is being proposed. The tenant entry from NE 4th Street will be per tenant and under a separate permit. We will provide an exhibit and analysis of amenity points at the time of the tenant improvement permit submittal.

Perimeter setback: The project requires a perimeter setback at 100th Avenue NE per LUC 20.25A.090 Paragraph D.4. The proposed project is not affecting this setback. No other setback applies to project (from ROW) as the project is internal to the Bellevue Square site.

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Site Design Criteria and Design Guidelines per LUC20.25A.090.E:

Building Materials:

Materials selected for this project were chosen to be consistent with the existing building materials so that the project will blend into existing work. Materials selected are durable and non-glare. Windows have been provided along the façade at NE 4th St. to enhance the pedestrian experience over the existing blank façade and static window displays. The entry and adjacent storefront windows are shaded with canopies and overhead structure to minimize possibilities of glare. The project has proposed brick and masonry to match the existing Bellevue Square buildings. The skylights and ceiling/roof form at the mall court are designed to be consistent in appearance with the existing mall skylights and ceiling/roof forms elsewhere in the mall.

Facades:

We have provided increased transparency and modulation in the façade along NE 4th, in addition to addition to canopies and framed entry portal at the tenant entry. The east and west facades will be cleaned and renovated.

Rooftops:

The project proposes a new skylight and vaulted ceiling/roof at the new mall court. Following the skylight forms that exist in the mall, this skylight will bring daylight into the center of the space that was previously non-daylit. The project also proposes relocating/replacing the large number of various mechanical units at the existing roof to into one larger, consolidated area on the new roof. This rooftop equipment area will be screened on the sides and located away from the skylights. The result will provide for a much cleaner roof to view from adjacent projects looking down. This 'clean' roof is in consideration of adjacent residential areas, and is the reason why louvers are proposed along the exterior walls.

Pedestrian circulation and Amenities:

The project proposes to improve pedestrian circulation and access to the site by:

1. Enhancing the sidewalk and entry along NE 4th St (see attached hardscape and landscape plans). Additional plantings and increased transparency with the new storefront areas.
2. The new set of escalators and elevators within the project will provide access from grade/Level A that connects all the way up to the mall on Levels B and C.
3. The addition of new plantings, walkway surface and seating walls at the skybridge access at Level B.
4. New lighting, paved surfaces and signage throughout will enhance wayfinding.
5. New planting beds at the curb edge along NE 4th St. will provide a buffer and separation between pedestrians and cars.

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Wind and Sun:
The proposed project is internal to the Bellevue Square lot and does not change the existing building footprint or 'bulk' on site. Therefore no changes to the wind patterns are anticipated. As the new skylight is at the same height and configuration as the existing mall skylights and is internal to the project, we do not anticipate any change to the shade pattern on site.

Open Space:
No change to the amount of open space is proposed, however some existing hardscaped areas will be replaced with plantings, increasing the amount of landscaping/pervious surfaces. Existing trees will be maintained and pedestrian access and circulation will be improved (see section above). Internal to the building, the new mall court will provide a large, daylit space for pedestrians.

Downtown Patterns and Context

Landscape Design:
The project maintains the existing mature landscaping and trees along NE 4th St and on the east and west sides of the building. Additional planting areas are also included in a number of areas to enhance the pedestrian experience. Several green walls and landscaping have been added at the pedestrian level in order to provide interest where blank walls exist.

Views:
The proposed project is internal to the Bellevue Square site. The building is within the height guidelines established in the LUC. Existing mechanical equipment will now be clustered together and screened from view by the project. This will significantly "clean up" this portion of the roof area, and hide unsightly equipment.

Building Height and bulk:
The existing building is within the height guidelines established in the LUC, and no changes to the building footprint are proposed. The area of new skylights at the new mall court is also within the allowed height and follows the same configuration as the existing, adjacent mall skylights.

Patterns of activity:
The Comprehensive plan for Downtown designates this area as primarily retail in focus. The proposed use for this project is retail, enhancing this activity in the core. New circulation routes via the proposed escalators and elevators from the top level of the mall down to Level A and out to NE 4th St will provide a direct pedestrian connection. Natural light brought in through the skylights and floor openings enhances the interior environment of these connections. New plantings, hardscape, weather protection and transparency through the façade along NE 4th St. at the pedestrian level will support and enhance pedestrian activity on the site and provide a stronger connection to the Downtown Park across the street. The retail grocer at the ground level will offer pedestrians and park patrons a walkable, street level accessed, option for food and shopping.

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Landscaping per LUC20.25A.090: We have proposed landscape enhancement to portions of NE 4th Street per the attached landscape plan. The site plan indicates that the project shall maintain the linear buffer of landscaping along NE 4th Street. Evergreen trees added in the past have now matured and offer substantial screening to shear walls and large "blank" portions of the exterior walls. Bellevue Square manages and maintains the landscaping in the highest manner to assure year after year success of these screening elements.

Design Guidelines / Building Sidewalk: The proposed project is internal to the site, but fronts NE 4th Street and the private drive aisles to the east and west.

Along NE 4th Street, the project adds patterning and banding to the sidewalk. A gentle curve forms the ramp and landing for the tenant entry while maintaining proper sidewalk width along with planting beds at the curb. This area also has a raised seating area that we anticipate will enhance the pedestrian experience and provide connection and views to Downtown Park.

At the Level B skybridge to the west, the pedestrian access is enhanced with new planting areas and seating walls. At the west and east drive aisles, the existing planting beds are modified and/or slightly expanded to work better with the sidewalks. Added landscaping over the years that has matured and provided enhanced screening of the parking garage from the street and from views within Downtown Park. In addition to very mature deciduous trees that will be preserved and maintained during construction, Bellevue Square has added conifer and evergreen shrubs to provide year-round screening and color to this street.

The project also meets the guidelines established for the 'Type C Right of Way' in the Design Guidelines for Building/Sidewalk Relationships.

Internal walkways / Mid-Block Connections: Bellevue Square has two existing mid-block connections. The existing interior mall walkway from Bellevue Way through Macy's and out to West Drive. This east / west connection continues through the west garage. The sidewalk on the west side of the West Drive is an exterior mid-block connection in the north / south direction. The proposed project does not change the existing mid-block connections.

Garage and Retail Lighting: The current lighting at the garages to the east and west of the project is done so that the direct light source is not visible from street or adjacent residential. This project will provide this same shielding of light. Light will be directed onto the building's brick surfaces at the ground level to break up the current façade of the building. Lighting will be provided for illumination of all pedestrian walkways in and around the project site.

Signage: The signage has not been detailed from the major tenant for the site yet and will be submitted as a separate drawing. We anticipate signage will be provided at the Entry area. Tenant identification signage is also possible at the facades facing the drive aisle on the west. Signs will be visible predominantly for those visiting the site, and will be setback from the ROW identifying the location of the tenant. Those driving or walking by the site along NE 4th Street would only see these signs from the ROW's for brief moments.

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Lot Coverage: No change in lot coverage proposed. There is a slight increase in landscaped area where sidewalks have been modified.

Number of Parking Stalls: The project proposes the calculation of parking required for Bellevue Square, in total, per similar projects and past Land Use actions. The minimum and maximum parking allowed is based on two methods of calculation showing how the project meets both. See the chart below for calculations of parking required and provided, showing compliance with land use code.

Bellevue Square Level D Expansion					
Minimum Parking Stalls Req. per COB (DNTN-MU) - Option 1				February 14, 2012	
Existing Bellevue Square *(this includes area of existing JcPenney store)*		Minimum		Maximum	
Retail *(includes existing JcPenney)*	1,212,011	SF/1000 * 4 =	4849	SF/1000 * 5 =	6,061
Storage (Lvl. A + L105A)	25,815	SF/1000 * 4 =	104	SF/1000 * 5 =	130
Office	17,062	SF/1000 * 2.5=	43	SF/1000 * 3=	51
Restaurant	76,541	SF/1000 * 10 =	766	SF/1000 * 20=	1,531
Total Stalls Req.			5,762		7,773
Reduced area for South Commons Shops *(ie: existing retail area at JcPenney converted to parking and mall court area)*	(44,837)	SF/1000 * 4 =	(180)	SF/1000 * 5 =	(225)
Total Stalls Required with South Commons Shops			**5,582**		**7,548**
Parking provided					
Existing at Bellevue Square			6,171		
Stalls added as part of South Commons Shops			**64**		
	Total Provided		**6,235**		

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Urban Design Policies

The following written responses are provided to respond to the Urban Design policies we feel are applicable to this project:

Policy UD-1: This policy encourages high quality designs, and to create visual reference points for community.

This project is converting an existing single large tenant on the site into a series of smaller retailers. Traditionally, malls have placed large single tenant as "anchor buildings" of the mall at the perimeter. The typical mass of the anchor creates long facades with minimal modulation and building at the sidewalk. This project will adapt the existing façade to provide modulation, transparency at the street level and an enhanced pedestrian environment with interesting street facing retail.

Policy UD-2: This policy supports designs that are thoughtful and visually stimulating and convey excellence in architecture, workmanship and have durability of materials.

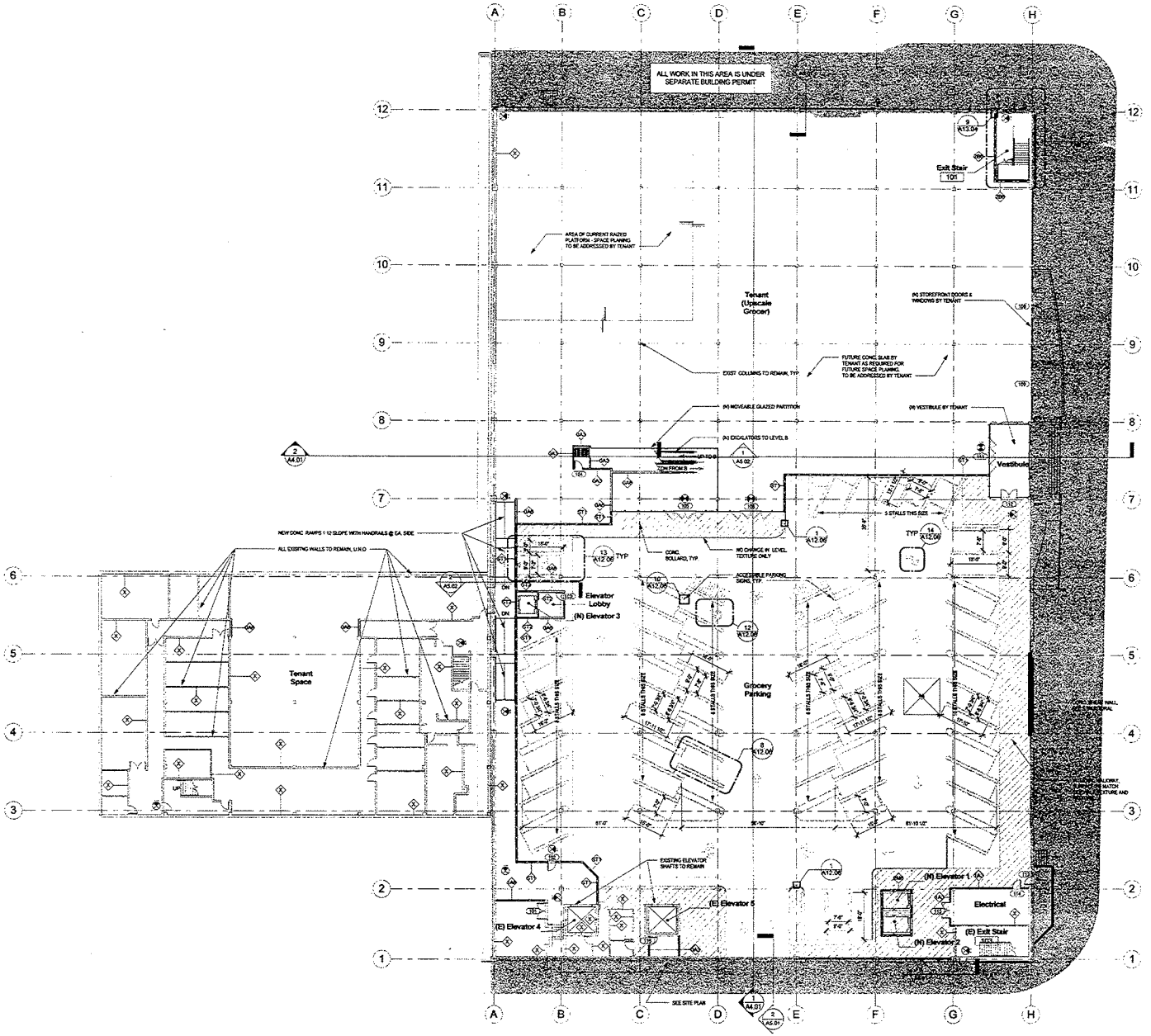
The proposed project has selected brick, concrete and metal finishes which are durable and can be well maintained. Landscaping provided in the past has been maintained at the highest level and will be maintained and enhanced during construction. There will be no removal of landscaping in the project site, and new areas of landscaping and screening enhancements are provided for the benefit to the public ROW.

Policy UD-14: This policy encourages seasonal planting in public and semi-public areas.

The project maintains the large mature deciduous trees along NE 4th St., offering seasonal color. New plantings at the base of these street will be provide additional areas for color. Existing conifer trees offer year-round color at these ROW's. Internally at the west drive, the project will provide seasonal color in the landscaped areas and will enhance the seasonal color through varied/seasonal lighting.

Conclusion

The proposed Bellevue Square South Commons Shops project maintains the highest level of development that Kemper Development has exhibited in the Bellevue Collection. The project will be designed in mass and detail to meet the guidelines of the development requirements set forth in the Land Use Code. We feel the proposed uses and connection to Downtown Park fit seamlessly with the proposed transition from Residential and Downtown just as the overlay district intends.



Floor Plan - Level A

SCALE: 1/16" = 1'-0"

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424 OLIVE WAY SUITE 300
SEATTLE WA 98101
SCLATERARCHITECTS.COM

SOUTH COMMON SHOPS
Bellevue Square
Building Permit
September 08, 2014

PRINCIPAL IN CHARGE: P.J.C.
PROJECT MANAGER: Designer

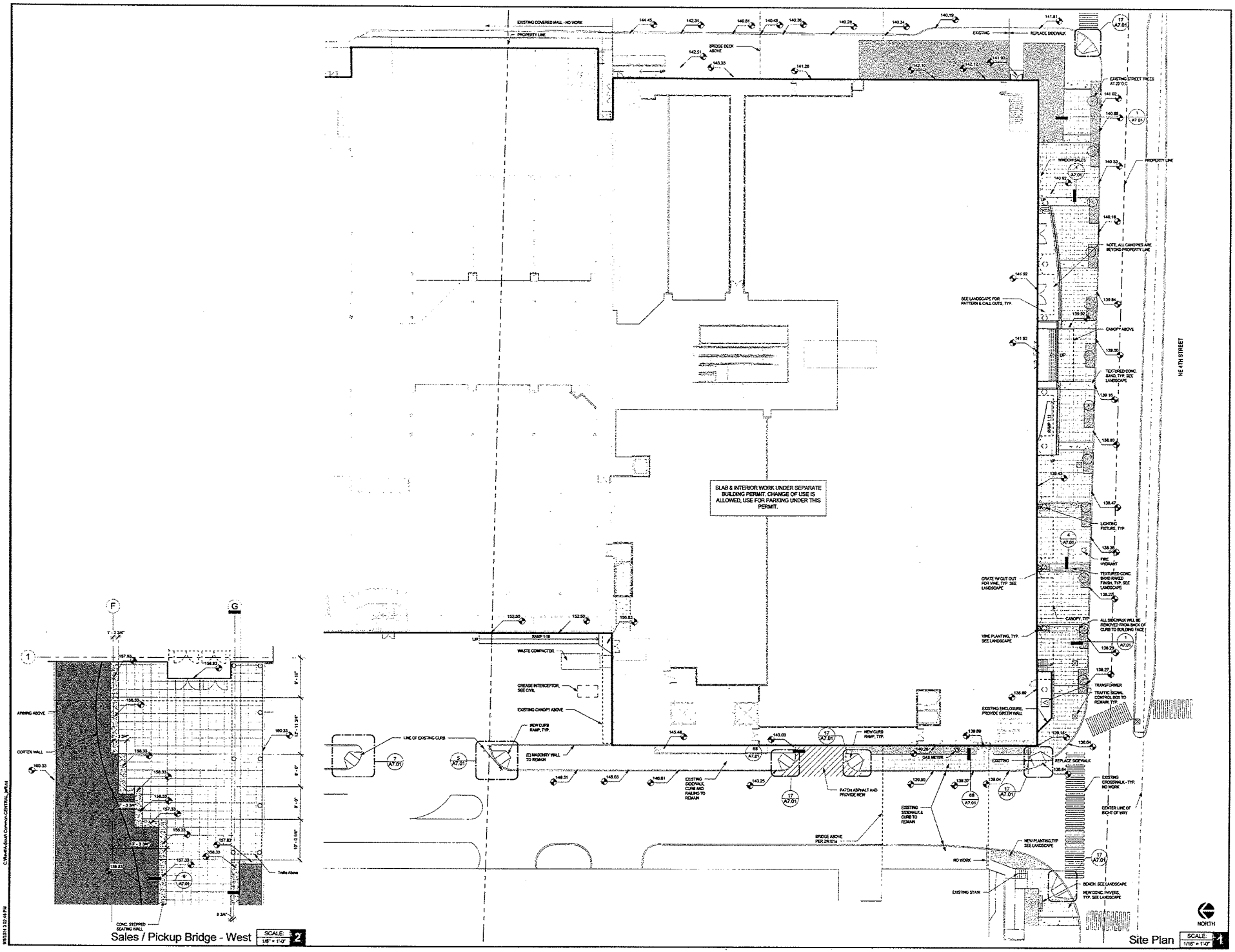
NEW | DATE | DESCRIPTION

SHEET TITLE: Floor Plan - Level A

Level A - BY Permit

DATE: 09/08/14 | PROJECT NO.: 1340.000

SHEET NO.: A2.01



Sales / Pickup Bridge - West SCALE: 1/8" = 1'-0" 2

Site Plan SCALE: 1/16" = 1'-0" 1

SCLATER ARCHITECTS

P 206 624 8682
F 206 621 8445
A 414 OLIVE WAY SUITE 300 SEATTLE WA 98101
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SOUTH COMMON SHOPS
Bellevue Square
Building Permit
September 08, 2014

STAMP

REGISTERED ARCHITECT
MICHAEL D. CHAPLIN
STATE OF WASHINGTON

PRINCIPAL IN CHARGE: P.J.C.
PROJECT MANAGER: Designer

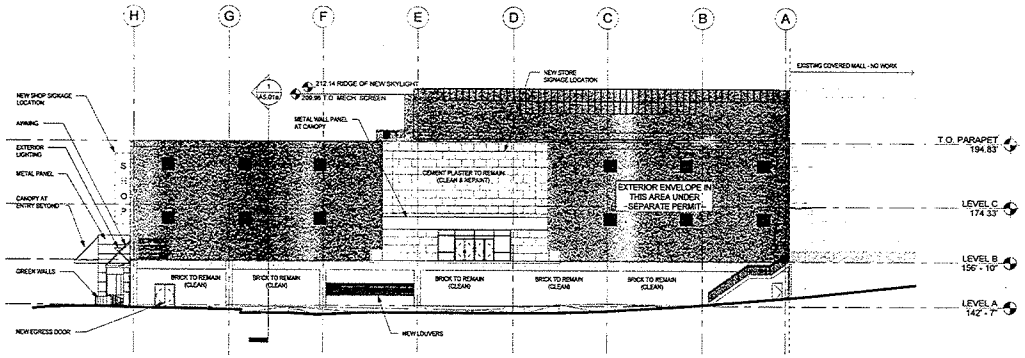
REV	DATE	DESCRIPTION

SHEET TITLE
Site Plan

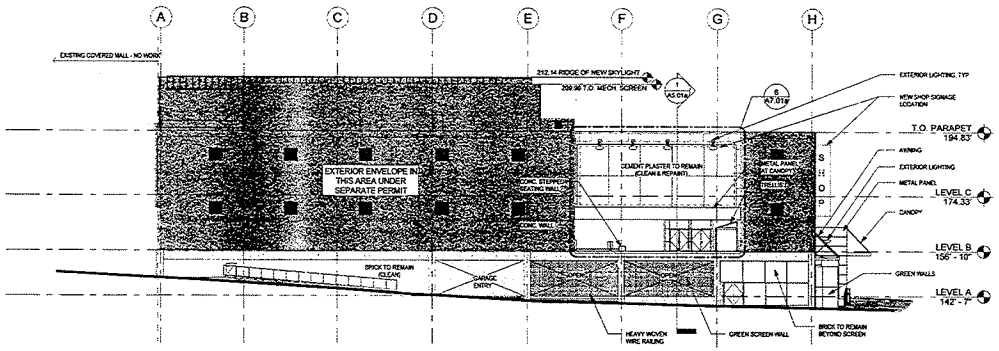
Level A - BY Permit

DATE	PROJECT NO.
09/08/14	1340.000

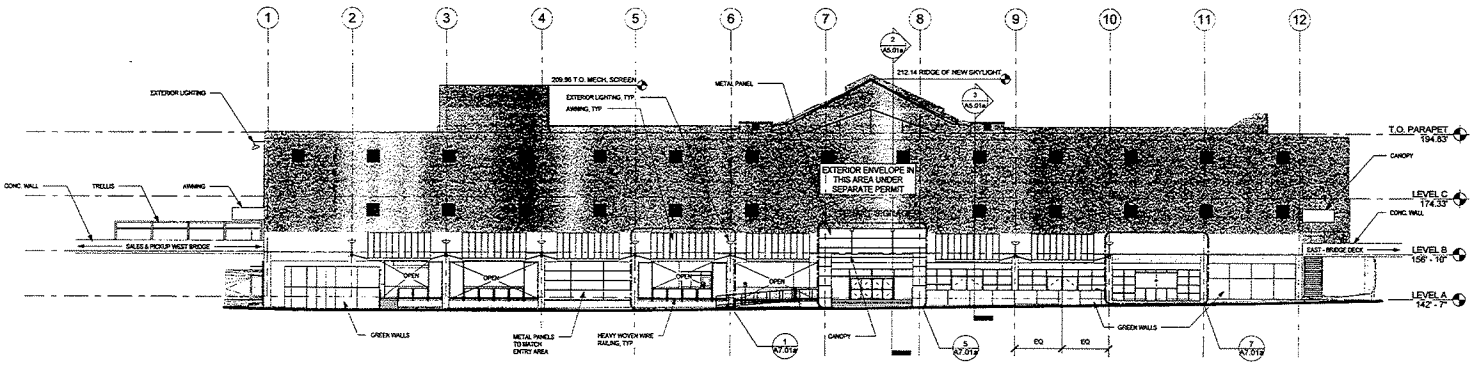
SHEET NO.
A1.01a



East Exterior Elevation - Level A SCALE: 1/16" = 1'-0" 3



West Exterior Elevation - Level A SCALE: 1/16" = 1'-0" 2



South Exterior Elevation - Level A SCALE: 1/16" = 1'-0" 1

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T 206 624 8682
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SOUTH COMMON SHOPS
Bellevue Square
Building Permit
September 08, 2014

REGISTERED ARCHITECT MICHAEL D. CHAPLIN STATE OF WASHINGTON

PRINCIPAL IN CHARGE P.I.C
PROJECT MANAGER Designe

NEW	DATE	DESCRIPTION

SHEET TITLE
Exterior Elevations - Level A

Level A - BY Permit

DATE 09/08/14
PROJECT NO 1340.000

SHEET NO **A3.01a**

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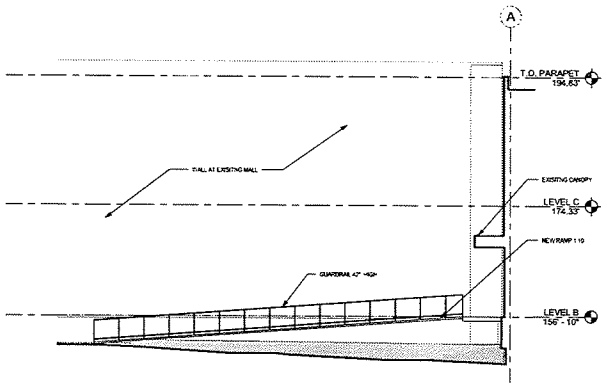
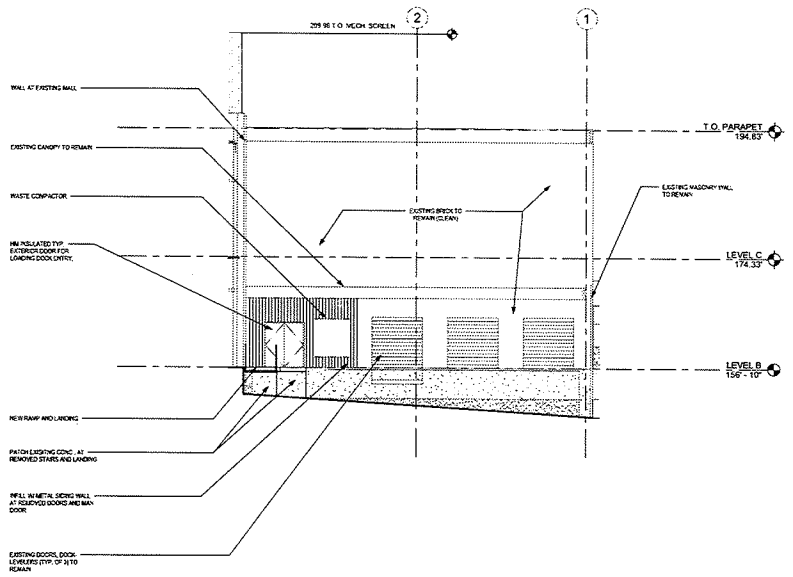
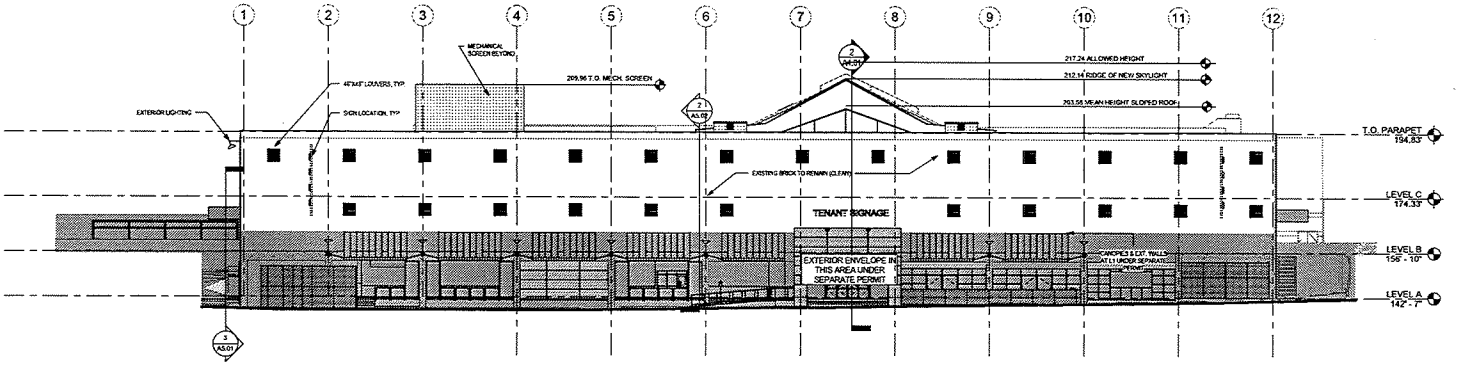
9/8/2014 3:35:08 PM



Partial West Elevation - Loading Dock SCALE: 1/8" = 1'-0" 3



Enlarged Loading Dock Elevation SCALE: 1/8" = 1'-0" 2



NOTES:

1 NO CHANGE IN BUILDING HEIGHT.

South Exterior Elevation - Levels B&C SCALE: 1/16" = 1'-0" 1

SCLATER ARCHITECTS

SOUTH COMMON SHOPS
Bellevue Square
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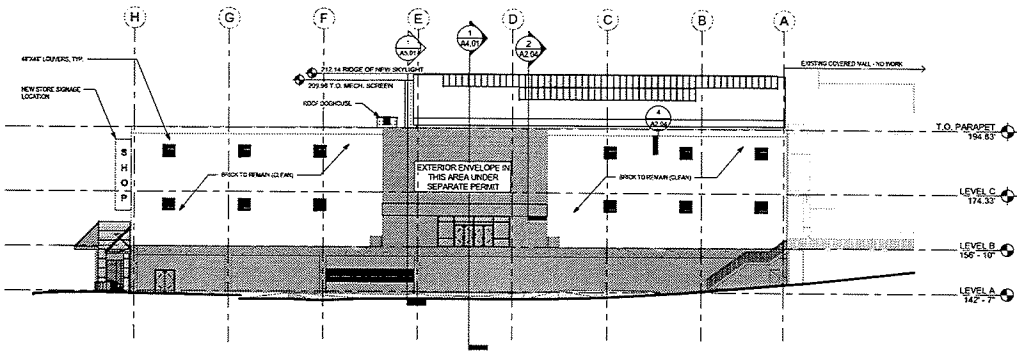
REGISTERED ARCHITECT
MICHAEL D. CHAPLIN
STATE OF WASHINGTON

P.I.C.
Designer

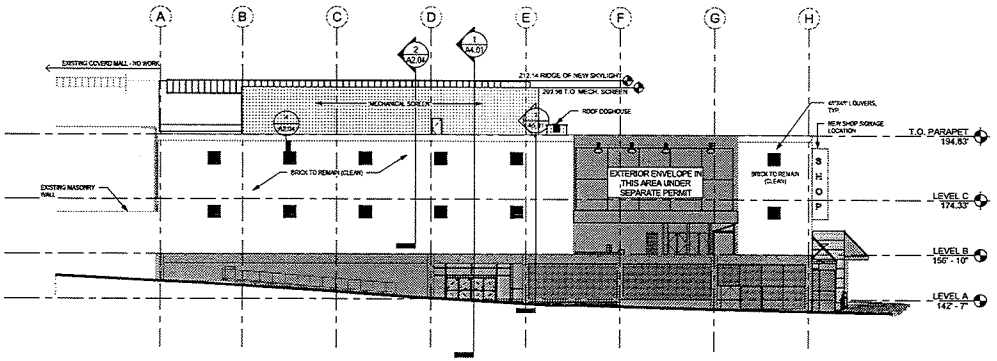
Exterior Elevations - Levels B&C

09/08/14 | 1340.000

A3.01



East Exterior Elevation - Levels B&C SCALE: 1/16" = 1'-0" 2



West Exterior Elevation - Levels B&C SCALE: 1/16" = 1'-0" 1

SCLATER ARCHITECTS

SOUTH COMMON SHOPS
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REGISTERED ARCHITECT
MICHAEL D. CHAPLIN
STATE OF WASHINGTON

P.I.C
Designer

Exterior Elevations - Levels B&C

Levels A,B,C - BZ Permit

DATE	PROJECT NO.
09/08/14	1340.000

SHEET NO. **A3.02**